

Contract Part C



Department of Executive Services
Finance and Business Operations Division
Procurement and Contract Services Section
206-684-1681 TTY Relay: 711

Contract Title: **Lab Trailers Leasing**

RFP Number **06-026 PXR**

Buyer: Paul Russell

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SECTION 4 - TECHNICAL SPECIFICATIONS

4-1 Proposer Qualifications

Proposer shall have a minimum of five years experience in manufacturing of temporary laboratory trailers that can be joined together into a multi-trailer building.

4-2 General Description

Provide (4) temporary modular mobile laboratory units ganged together to provide a laboratory building per the attached plans TL-2 through TL-X. Design is based on both: Lab Pro (1-888-800-3266) and CPM Labfab 'Rapid Lab' (1-520-690-5772).

Each module shall be structurally independent.

Trailers should be new or if used; trailers must be in good working order, clean, and free of damage that will impair the use of the laboratories.

4-3 Substitutions

When specific 'Manufacture and Product' specifications are indicated this may be construed to be shown solely for the purpose of indicating the standard of quality, performance or intended use.

Where indicated, brands of equal quality, performance and use may be considered by the County, provided the proposer submits with their proposal the brand, model, product number and other data necessary for comparison. The county retains the sole right to accept or reject substitutions.

The County encourages the Proposers to submit substitution questions prior to proposal opening.

4-4 Description of Plans

A. Overview Site Plans

1. TL- 0 General Elevation
2. TL- 1 Site Layout

B. As-Delivered Plans – four (4) 50 foot trailers configured per Contract and delivered to the County.

1. TL- 2 Master – As Delivered
2. TL- 3 Nutrients trailer
3. TL- 4 Microbiology trailer
4. TL- 5 Bod Solids trailer
5. TL- 6 Sample\Receiving trailer

C. As Modified Plans

Trailers after modification by King County, adding Data ports and Vacuum equipment and all Owner supplied equipment. As Modified Plans depict the County's best estimate of modifications, but the County reserves the right to add or modify to the extent it's in best interest of the County.

1. TL- 7 Master – As Modified
2. TL- 8 Nutrients trailer
3. TL- 9 Microbiology trailer
4. TL-10 Bod Solids trailer

5. TL-11 Sample\Receiving trailer

4-5 Work at Lease Beginning

- A. The temporary laboratories shall be delivered to the site, blocked and leveled and secured, and made ready for utility hookup.
- B. Contractor is responsible for providing the permits needed for transporting the trailers.
- C. The trailers shall be joined together per Laboratory Floor Plan 'TL-2 Master-As Delivered'.
- D. Trailers ganged together shall be weather tight where joined, with all interior and exterior joints sealed.
- E. Connecting doors between modules will be removed except as noted for the Sample/Receiving module.
- F. Work by **others** at beginning of Lease Period includes:
 - 1. Site Preparation. See attached Site Plan for proposed site layout and grading plan.
 - 2. Utility Hookup. Utility hookup shall occur after the building is installed by the Contractor and the building is accepted by King County. Utility Hookup will include installation of power, water and telecommunications to lab standard hookups. Additionally, King County will install compressed air lines and outlets, Level 2 De-ionized water lines and outlets, Level one point of use filtering units, point of use vacuum systems, data outlets, fire extinguishers, and (3) three-phase outlets.
 - 3. Construction of ramps and stairs to provide access to the buildings.
 - 4. County will be responsible for any permitting needed for the trailers once they are on King County property.

4-6 Work at Lease End

- A. At the end of the contract, the Temporary Laboratory Buildings shall be removed from the site by the Contractor.
- B. The County intends that all hard installed modifications made by the County to the individual trailers will remain with the trailer. (such as data ports, vacuum fittings and lines, level 2 deionized water outlets and associated plumbing, etc.)
- C. Work by **others** at end of Lease period includes:
 - 1. Removal of ramps and stairs.
 - 2. Disconnection of Utilities.
 - 3. Removal of all Owner furnished equipment

4-7 Schedule

- A. Proposed final acceptance date and turn over of trailers to King County Staff is November 15 2006.
- B. Prior to this date there shall be an acceptance inspection by King County Staff.
- C. The County reserves the right to delay delivery for up to (3) months after date in A.
- D. Lease period begins from the date of Acceptance
- E. Expected Lease duration: 18 Months, but may be extended by the County.

4-8 King County Review Process

- A. After lease signing, Contractor shall provide shop drawings showing floor plans and elevations, and all installed equipment. KC shall review and return this submittal in two weeks from time of receipt.
- B. After the temporary laboratories are substantially complete, but prior to delivery KC may schedule an on site inspection for conformance with approved shop drawings.
- C. After delivery and installation on the site, King County shall make an inspection of the facilities and note deficiencies, if any. The work will be accepted if there are no deficiencies, or when noted deficiencies have been removed.

4-9 General Specifications

The following are minimum construction and design requirements for the Temporary Laboratory Building.

A. Codes

The Temporary Modular Laboratory building shall meet all applicable codes for trailerable buildings as well as the following:

- 1. ADA — Americans With Disabilities Act
- 2. ANSI/AIHA Z9.5 — American National Standards Institute/American Industrial Hygiene Association, American National Standard for Laboratory Ventilation, current Edition
- 3. ANSI/ISEA Z358.1 — American National Standards Institute/International Safety Equipment Association (ISEA), Emergency Eyewash and Shower Equipment, current Edition
- 4. ASHRAE 110 — American Association of Heating, Refrigerating, & Air-Conditioning Engineers, Method of Testing Performance of Laboratory Fume Hoods
- 5. IBC — International Building Code, current Edition
- 6. IMC 510 — International Mechanical Code, Hazardous Exhaust Systems, current Edition
- 7. NFPA 45 — National Fire Protection Association, Fire Protection for Laboratories Using Chemicals, current Edition
- 8. NFPA 30 — National Fire Protection Association, Flammable and Combustible Liquids, current Edition
- 9. OSHA — Occupational Safety and Health Administration, General Industry Standards, 1910.106, and Occupational Exposures to Hazardous Chemicals in Laboratories (Laboratory Standard), 1910.1450
- 10. UPC — Uniform Plumbing Code, current Edition

B. Insulation

- 1. Walls —Minimum R-15 insulation
- 2. Floor — Minimum R-19 insulation
- 3. Roof- Minimum R-24 Insulation

C. Doors

- 1. Exterior: Insulated hollow metal doors with metal frames. Exterior Door Hardware shall be mortise locks with Best compatible cores.
- 2. Where doors have been removed Aluminum Thresholds meeting ADA requirements will be installed. Door jambs and Heads at removed doors shall be sealed and weather-tight.

D. Flooring

Slip resistant and chemical resistant sheet flooring coved to walls with PVC welded seams or seamless epoxy floor system.

E. Wall Covering

4 mil. white phenolic panels, or seamless FRP over 5/8 " Type X Gypsum

F. Casework-Lab

1. Base cabinets and countertops shall be chemical resistant, with doors as shown.
2. Provide min 1 adjustable shelf in lower units, and transparent doors and adjustable shelving in upper units.
3. Upper cabinet units shall have seismic lip.

G. Fume Hood w/ Chemical Storage

5' Fume hoods as manufactured by Labconco with 100 fps face velocity. With lined and vented chemical storage below unit.

H. Sinks & Eyewash

1. Laboratory Scullery Sink:
 - (a) Right Return End with compatible 3½ inch outlet for garbage disposal, and Compatible 316 stainless steel strainer body, cup strainer, and 1½ inch tailpiece with removable strainer for remaining outlets.
 - (b) Manufacturer and Product
 - (i) Elkay;
 - (ii) Model # SS-8248-LR-316SS
2. All other sinks and eyewashes shall be laboratory type.
3. Panel-Mounted Mixing Faucet LP-5:
 - (a) Swing gooseneck with 6 inch spread, vacuum breaker, and removable aerator.
 - (b) Index for hot and cold water.
 - (c) Manufacturer and Product:
 - (i) Chicago; Model # 936-261.
 - (ii) Water Saver; Model # L-207-VB-WF.
4. Panel-Mounted Mixing Pre-Rinse Swing Spout LP-6:
 - (a) 23 inch riser and 36inch spring action type flexible stainless steel hose.
 - (b) Self-closing valve with insulated handle.
 - (c) Adjustable valve hook, rubber bound spray head, and wall support bracket.
 - (d) Wall support bracket and ½ inch female flange.
 - (e) In-line vacuum breaker between head and lever operated valve.
 - (f) Check valves to prevent crossflow from hot to cold water.
 - (g) Manufacturer and Product:
 - (i) Chicago; Model # 923.

(ii) Water Saver; Model # PR-1711-110WSA.

I. Garbage Disposal:

1. Manufacturer and Product:
 - (a) ISE In-Sink-Erator;
 - (b) Model # 77

J. Electrical

1. All areas through out shall have adequate lighting fixtures to provide uniform lighting at desk levels.
2. Minimum wire size #12AWG stranded
3. Minimum circuit capacity 20 amp
4. Minimum outlet capacity 20 amp
5. All outlets to have GFCI protection.
6. Provide a minimum of one duplex NEMA 5-20R Heavy-duty commercial-industrial grade straight-blade 3-wire grounding receptacle for each 2-foot length of countertop work surface.
7. Maximum 4 outlets per circuit in lab areas
8. All electrical wiring to be installed in Electrical Metallic Tubing (EMT)
9. Provide 3/4" EMT stubbed from wall boxes to above ceiling for customer-supplied and installed communications and security
10. Provide dual-compartment Surface Metal Raceways at lab counter work surface areas as manufactured by Wiremold V-4000, or Equal.
11. Provide separate exit and emergency lights with integral battery back-up within each trailer.
12. Provide one 70 watt HPS wall-pack style light fixture with integral photocell by each exterior door.
13. Interior lights to be 24" x 48" 4 bulb fluorescent static troffers with 12-pattern acrylic lenses, F32-T8/735 tri-phosphor lamps and-electronic ballasts.
14. Lighting shall be switched per lab module.
15. All electrical services to be connected as a total unit and tested prior to shipping
16. All outlets and services to be labeled with panel designation and circuit numbers.

K. HVAC

1. Digital thermostat controls with setbacks assuring climate control at 70 degrees, plus or minus 2 degrees.
2. HVAC Systems shall be designed to accommodate continuous operation of fume hoods under both winter and summer design conditions
3. 100% outside air supply.
4. Exhaust Stack height appropriate to disperse contaminated air.
5. HVAC unit to have easily changeable filter and pre-filters
6. Provide Humidity Control for maintenance of humidity at levels between 30% and 60% RH.
7. Interior air flow rate shall provide a minimum of 4-8 airchanges per hour.
8. Lab mechanical system shall be designed to provide slight positive pressure relative to the exterior to reduce infiltration.

L. Plumbing

1. Water: Copper
2. Waste: PVC, acid resistant
3. Lab gases: 3/8 inch stainless steel tubing
4. Emergency showers shall be piped continuous from source with 1 inch diameter copper
5. 140 degree F. hot water shall be provided at all sinks and dishwasher. Either tanks or instant hot units can be utilized.

M. Dishwasher:

1. Under-counter unit with stainless steel exterior specifically designed for laboratory flasks up to 2000-ml capacity.
2. Size: 24 inches wide by 26.4 inches deep by 34.3 inches high exterior dimensions.
3. Stainless steel door with 4 leveling feet.
4. Safety glass viewing window with interior light.
5. Dispensers: Detergent and rinse solution.
6. Stainless steel constructed interior.
7. Control panel with five factory preset and two user set microprocessor programs covering wash, steam, standard rinse, purified water rinse, and dry cycles.
8. Safety lock, cancel, and drain functions.
9. 20 degrees F above inlet temperature washing cycles with two approximate 700-watt booster heaters.
10. Room temperature purified (deionized or distilled) water rinse cycles.
11. Stainless steel spindle rack using 34 detachable spindles, two sizes of spindle clips, multi-pin insert, and two sizes of glassware holders.
12. Steam generator, purified water pump, and vacuum drying manifold.
13. Standard multi-pin insert and 4 inch and 6 inch glassware holder (two each).
14. Accessories: Adjustable height top rack with two hub adapters, extra multi-pin insert, eight pipet insert, 14 pipet insert, extra 4 inch and 6 inch glassware holders, and utensil basket with retainer top.
15. 1½ inch vent trap and drain air gap located at adjacent sink.
16. 3/8-inch IPS inlet fitting for hot water tap connection providing minimum 1¼ gallons per minute flow.
17. 3/4-inch ID flex hose connection for purified water providing minimum 1½ gallons per minute flow.
18. 120-volt, 16-amp.
19. Manufacturer and Product:
 - (a) Labconco;
 - (b) Model # Flaskscrubber 44203-10.

4-10 Proposer Submittal Requirements:

- A. Proof of five years of successful experience manufacturing modular laboratories of similar complexity and size.

- B. References from (4) customers within the last three years with two (2) references of customers whom have leased one or more units of similar complexity and size.
- C. Floor Plans and interior elevations showing proposed layout.
- D. Manufacturer's data for all installed equipment, including lab equipment, mechanical, plumbing, sinks and eyewash and emergency shower, dishwasher.
- E. A written description of exceptions or modifications to the drawings and specifications.
- F. Proposed date of delivery to the site.
- G. Proposed date for acceptance inspection by King County Staff.

SECTION 5 - RFP RESPONSE

5-1 Delivery

Delivery is required as soon as possible after October 31, 2006 and not later than November 15, 2006. Proposal shall state the guaranteed delivery date.

Delivery, block and join Guaranteed date _____

5-2 Prompt Pay Discount

Prompt payment discounts offered by Contractors shall be used to calculate the low bid provided the discount offered allows a minimum of 20 days for payment. The number of days is calculated from the date of acceptance of goods or services or from the date a complete invoice is date stamped as received by King County, whichever event occurs last, and the check/warrant date. The County will take advantage of any prompt payment discount terms bid. Discount periods shall be extended if:

- A. The date printed on the invoice is more than three days earlier than the invoice receipt date;
- B. The delay is caused awaiting a credit memo, invoice correction, adjustment or reissue;
- C. An invoice is received prior to receiving goods ordered.

Prompt pay discount offered \$_____ Number of Days _____

5-3 Pricing

Prices shall include delivery, and setup, FOB destination, to the following location:

King County South Plant
1200 Monster Road S.W.,
Renton, WA 98058

Item#	Est Qty	Description	Unit Price
Lab Trailer			Monthly price for initial 18 months
1	1	TL- 3 Nutrients trailer	
2	1	TL- 4 Microbiology trailer	
3	1	TL- 5 Bod Solids trailer	
4	1	TL- 6 Sample\Receiving trailer	
Lab Trailer			Monthly price for additional months
6	6	TL- 3 Nutrients trailer	
7	6	TL- 4 Microbiology trailer	
8	6	TL- 5 Bod Solids trailer	
9	6	TL- 6 Sample\Receiving trailer	

5-4 References

List the names and addresses of four (4) customers, for whom the bidder has performed or provided similar goods and/or services, for a period not less than one (1) year. Include requested information. Should any reference, submitted by a Proposer, be found unsatisfactory, King County, at its sole option, may reject that Proposer's Proposal. King County shall be the sole judge in determining a satisfactory/unsatisfactory reference response.

Two (2) Manufactures references for Lab Trailers sold to end users

Company Name:	_____	Company Name:	_____
Company Address:	_____	Company Address:	_____
Company Phone:	_____	Company Phone:	_____
Contact Person:	_____	Contact Person:	_____
Number of Trailers	_____	Number of Trailers	_____
Type of Trailer	_____	Type of Trailer	_____
Value of Contract	_____	Value of Contract	_____
Dates:	_____	Dates:	_____

Two (2) Leasing references for Lab Trailers **leased** to end users

Company Name:	_____	Company Name:	_____
Company Address:	_____	Company Address:	_____
Company Phone:	_____	Company Phone:	_____
Contact Person:	_____	Contact Person:	_____
Number of Trailers	_____	Number of Trailers	_____
Type of Trailer	_____	Type of Trailer	_____
Value of Contract	_____	Value of Contract	_____
Lease - # of Months	_____	Lease - # of Months	_____
Dates:	_____	Dates:	_____

PROPOSAL LABEL

Complete the form below (or reasonable facsimile) and affix to the exterior lower left hand corner of the submission envelope(s), box(es), etc.

U R G E N T – SEALED PROPOSAL ENCLOSED Do Not Delay – Deliver Immediately	
	King County Procurement & Contract Services Section Exchange Building, 8 th Floor 821 2nd Ave., EXC-FI-0862 Seattle, WA 98104-1598
U R G E N T	Proposal Number: 06-026 PXR
	Proposal Title: Laboratory Trailer Lease
	Opening Date:
	Firm Name:
U R G E N T	